



CITY OF REDMOND NOTICE OF PUBLIC HEARING

PROJECT INFORMATION

File Number: LAND-2016-02061

Comprehensive Plan and Zoning Code Amendments

Topic: Marymoor Subarea Comprehensive Plan and Zoning Code Amendments including Local Center Designation

Subject: Comprehensive Plan and Zoning Code Amendments for the Marymoor Subarea are called for in, and build upon, the Southeast Redmond Neighborhood Plan (Ord. 2752, Ord. 2753 and Res. 1415). The amendments comprise Comprehensive Plan and Zoning Code (RZC) amendments for a land use transition strategy; Comprehensive Plan amendments – including amendments to transportation, water, and sewer functional plans adopted by references – and RZC amendments to establish infrastructure requirements; Comprehensive Plan and RZC amendments to establish the Marymoor Design District zones and related regulations such as general provisions, landscaping, outdoor storage, retail display and garbage and recycling enclosures, tree protection, and review procedures; RZC amendments for affordable housing such as to establish the amount and level of affordability that would be required for the Marymoor Subarea with use of Multi Family Tax Exemption (MFTE) – another alternative that may be considered is affordability requirement without use of MFTE; amendments to clarify other affordable housing RZC provisions; Comprehensive Plan amendments to designate the Marymoor Local Center as the only local center in Redmond and to amend related policies to reflect this designation; and corrections to RZC 21.08, Residential Regulations to allow for attached dwelling units consistent with Southeast Redmond Neighborhood Plan policy.

Requested Action: Planning Commission recommendation on the proposed Comprehensive Plan and Zoning Code Amendments

IMPORTANT DATES

Public Hearing Date & Time: January 18, 2017 at 7:00pm or as soon thereafter as possible

Place: City Council Chambers, City Hall 15670 NE 85th Street, Redmond WA 98052

By: City of Redmond Planning Commission

Legal Notice: December 28, 2016

CITY CONTACT INFORMATION:

Project Planner Name: Jeff Churchill, AICP and Kimberly Dietz

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PUBLIC COMMENT

All interested persons are invited to comment at the public hearing to express their views or to submit written testimony, or, written comments may be sent to the Planning Department prior to the hearing to be received no later than **January 18, 2017 at 5:00pm**. Written comments may be sent to the Project Planner via phone, email or in person to the Planning Department located at City Hall, 15670 NE 85th Street, P.O. Box 97010, Redmond, WA, 98073-9710.

INFORMATION AVAILABLE:

A copy of the proposal is available from the Planning Department, 4th Floor of City Hall and on the City's website at www.redmond.gov/planningcommission

HEARING INFORMATION

If you are hearing or visually impaired, please notify the Planning Department at (425) 556-2440 one week in advance of the hearing in order to be provided assistance.